



Three Acres
Sandy Bank, New York, Lincoln, Lincolnshire LN4 4YG – 3 Acres stms

£449,950

BELL



Three Acres

Sandy Bank, New York LN4 4YG

Lincoln – 25 miles
 Woodhall Spa - 9
 Grantham – 35 miles with East Coast rail link to London
 Boston – 9 miles
 Coningsby – 4 miles

(Distances are approximate)

Three Acres is a three-bedroom detached bungalow with a series of outbuildings, beautiful gardens and a large paddock; the grounds totalling, in all, a little over 3 acres (sts). Providing the opportunity to establish a new lifestyle, with stables, chicken barn, workshop and stores; the property enjoys a beautiful village-edge position in New York. Shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall with the larger Georgian market town of Boston also a short drive away. The property benefits from solar panels.



Accommodation

Entered into the front through uPVC double glazed obscure door into:

Reception Hall

With wood effect flooring, radiator, double doors to airing cupboard and wooden doors to accommodation including:

Living Room 14' 10" x 9' 10" (4.52m x 2.99m)

With uPVC double glazed bay window to front and window to side. There is a log burning stove to stone style fireplace, multiple power points and radiator.



Bedroom 12' 0" x 11' 6" (3.65m x 3.50m)

With uPVC double glazed bay window to front, radiator, multiple power points and wood effect flooring.

Bedroom 12' 0" x 6' 0" (3.65m x 1.83m)

With uPVC double glazed window to side, radiator, wood flooring and multiple power points.

Bedroom 12' 0" x 11' 6" (3.65m x 3.50m)

With uPVC double glazed window to rear, radiator, wood flooring and multiple power points.

Cloakroom

With uPVC double glazed obscure windows, low-level WC and tiles to walls and floors.

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

With uPVC double glazed obscure window to rear and having pedestal sink and p shaped panel bath with electric shower over. There are tiles to walls and floor and heated towel rail.

Dining Kitchen 22' 9" x 9' 9" (6.93m x 2.97m)

With uPVC double glazed window to sides and having log burning stove to stone fireplace. There is a good range of modern storage units to base and wall levels and 1 1/2 sink and drainer set to square edge worktop with breakfast bar. There is a Belling 3 oven and induction hob range, wood effect flooring, radiator, uPVC double glazed obscure patio door to side and wooden door to:

Utility Room 8' 7" x 4' 9" (2.61m x 1.45m)

With uPVC double glazed window to rear and having storage units to base and wall levels, space and connections for upright American style fridge-freezer, under counter washing machine and wall mounted LPG gas fired boiler.





Outside

The property is approached down the side, over a lengthy driveway and through two sets of vehicles gates, down to the rear; continuing to the large grassed paddock, with **Stable Block**, **Double Bay Field Shelter** and **Chicken Shed** alongside. Outbuildings continue off the drive with a **Large Workshop / Garage 30' 0" x 15' 0" (9.14m x 4.57m)** with light and power; and a **Timber Framed Shed**.

Leading off the bungalow initially are mature, established gardens to the front and rear with a wealth of flower beds, shrubs and hedging. The gardens are contained to ensure a child and pet friendly, secure environment.

Further Information

Mains electric and water. LPG gas central heating. Drains to a private Septic tank system. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111. DISTRICT COUNCIL TAX BAND = B

EPC RATING = E

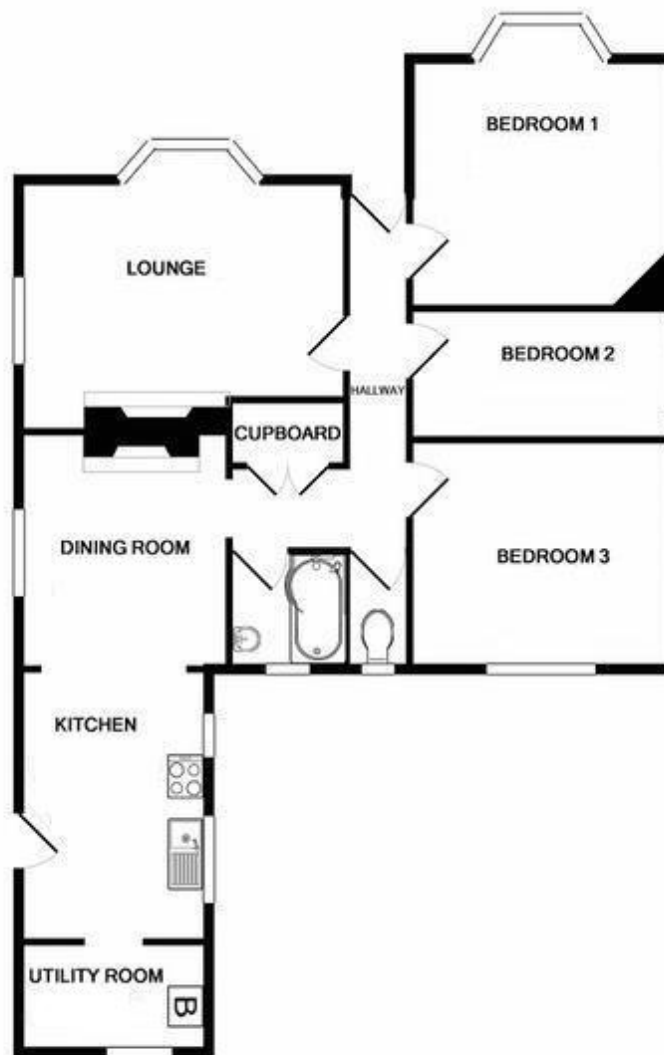
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure prepared 21.05.2025







TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 SQ.M.)

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